

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 9-11-15

Tentative No.: T- 23670-1-NEW

Received Date: 8-31-15

**FEES:**

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R. enviromental-----	\$210.00
<b>PRINT</b>	<b>\$2,082.00</b>

Number of Sites : ( 2)

Concurrency Review Fee (\*6.00% of Sub-Total) --

\$124.92 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 4 Twp.: 55 S. Rge.: 40 E. / Sec.:     Twp.:     S. Rge.:     E.

1. Name of Proposed Subdivision: PINEWOOD ACRES DEVELOPMENT

2. Owner's Name: PINEWOOD ACRES DEVELOPMENT LLC

Phone: 305-554-5711

Address: 7111 SW 42nd st City: Miami State: FL Zip Code: 33155

Owner's Email Address: Nelson@RausaBuilders.com

3. Surveyor's Name: William Herryman, PLS, P.A.

Phone: 305-542-9936

Address: 300 Bay View Drive #209 City: Sunny Isles State: FL Zip Code: 33160

Surveyor's Email Address: MGomez0111@Gmail.com

4. Folio No(s): 3050040000412 /     /     /    

5. Legal Description of Parent Tract: The South 150' of the East 199' of the North 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4, Less the North 25' thereof in Section 04-55-40.

6. Street boundaries: Between SW 97th AVE and SW 94th PL on SW 93rd ST

7. Present Zoning: EU-M

Zoning Hearing No.: Z2014000118

8. Proposed use of Property:

Single Family Res.( 2 Units), Duplex(     Units), Apartments(     Units), Industrial/Warehouse(     Square .Ft.), Business(     Sq. Ft. ), Office(     Sq. Ft.), Restaurant(     Sq. Ft. & No. Seats     ), Other (     Sq. Ft. & No. of Units     )

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

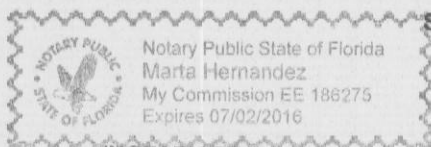
Signature of Owner: Nelson Hernandez

COUNTY OF MIAMI-DADE)

(Print name & Title here): Nelson Hernandez MGRM

BEFORE ME, personally appeared Nelson Hernandez this 24 day of August, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 24 day of August, 2015 A.D.



(NOTARY SEAL)

Signature of Notary Public: Marta Hernandez

(Print, Type name here: Marta Hernandez)

07/02/2016  
(Commission Expires)

EE 186275  
(Commission Number)

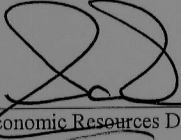
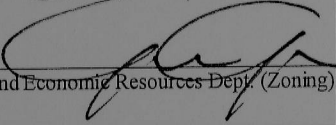
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.







# PINEWOOD ACRES DEVELOPMENT

TENTATIVE PLAT NO. 23670-1  
 Sec. 4 Twp. 55 Rge. 40  
 Municipality: MIAMI-DADE  
 Zoned: EU-1  
 RECOMMENDS APPROVAL 1-29-16   
 Date, Regulatory and Economic Resources Dept. (Platting)  
 RECOMMENDS APPROVAL 1-29-16   
 Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the requirements checked below:
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Concurrency capacity reservation is valid until January 29, 2017 if tentative plat is kept active.
- ☒ Tentative Plat valid until October 29, 2016  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 8.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

- ②
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
  - ☒ School Board approval required prior to final plat review.
  - ☒ MDWASD approval required prior to final plat review.
  - ☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
  - ☒ Final Mylar(s) plus five (5) prints.
  - ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
  - ☒ Paid Tax receipts (and escrow, if applicable).
  - ☒ Processing fee for Final Plat.
  - ☒ Recording fee for Final Plat.
  - ☒ Processing fee for Permanent Reference Monument Verification.
  - ☒ Water Control Division approval after final plat submittal. (DRER)
  - ☒ Approval regarding method of water supply.
  - ☒ Approval regarding method of sewage disposal.
  - ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
  - ☒ State Plane Coordinate Data Sheet.
  - ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)